

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

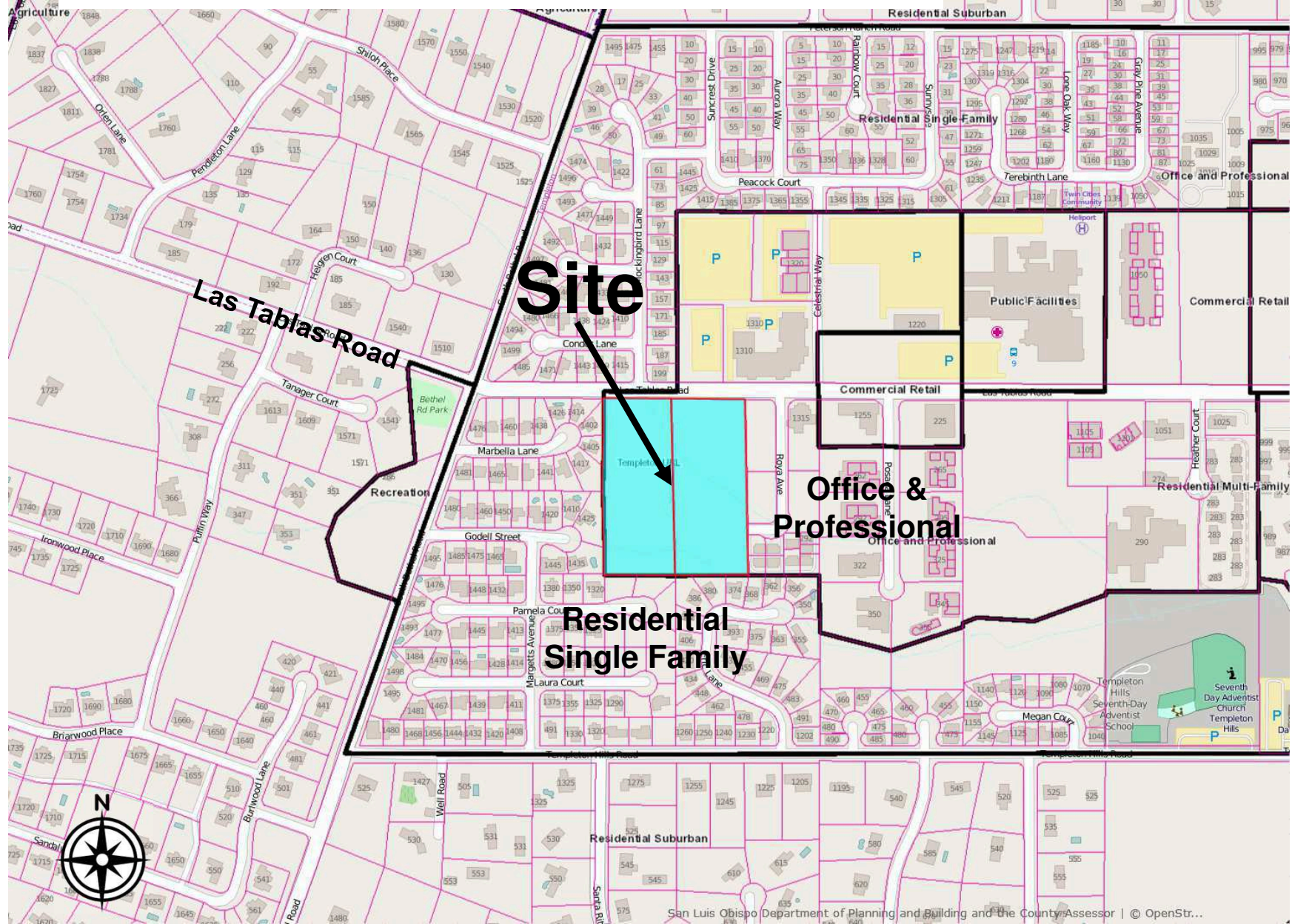
Conditional Use Permit
Templeton Care Facility / DRC2014-00146



EXHIBIT

Vicinity Map

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EXHIBIT

Land Use Category Map



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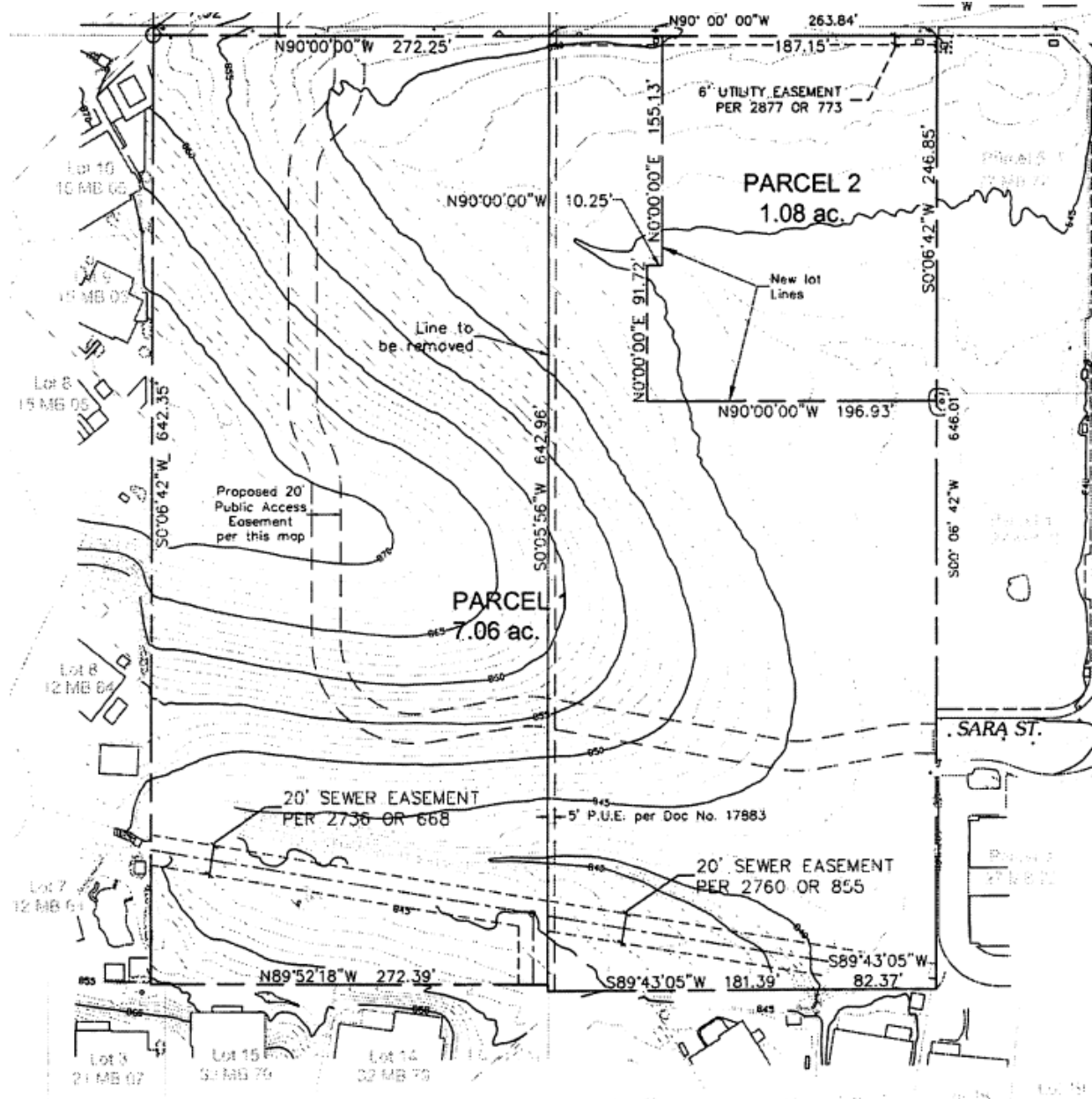
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EXHIBIT

Aerial Photograph

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**PROJECT**

Conditional Use Permit
Templeton Care Facility / SUB2014-00146

**EXHIBIT**

Lot Line Adjustment Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

Project Summary

Owner: PB Companies, LLC
3480 South Higuera Street Suite 130
San Luis Obispo, CA 93401

Architect: RRM Design Group
3765 South Higuera St., Suite 102
San Luis Obispo, CA 93401

Civil Engineer: Ashley & Vance Engineering, Inc.
1413 Monterey Street
San Luis Obispo, CA 93401

Landscape Architect: RRM Design Group
040-289-014, 040-289-015

APN Number: 040-289-014, 040-289-015

Project Address: Las Tablas Road,
Templeton, CA 93465

Project Description: Senior housing development with a mix of Assisted Living units, Independent living units, plus memory care facility

Zoning: C-P

Site Area: 7.93 Acres/345,586 SF

Building Areas:

Assisted Living Building: +/- 70,000 SF

Independent Living Building: +/- 70,000 SF

Bungalow (x 0): +/- 26,500 SF (x11)

Parking:

Assisted Living:	25 Spaces per Bed x 90 Beds	23 Spaces
Guests and Staff		20 Spaces
Independent Living:	1.25 Spaces per Bed x 67 units	84 Spaces
Bungalows:	1.25 Spaces per Bed x 60 units	50 Spaces
	Total Required	177 Spaces
	Total Provided	203 Spaces

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- C-2 Utility Plan
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Vicinity Map:

Templeton Care Facility • Title Sheet



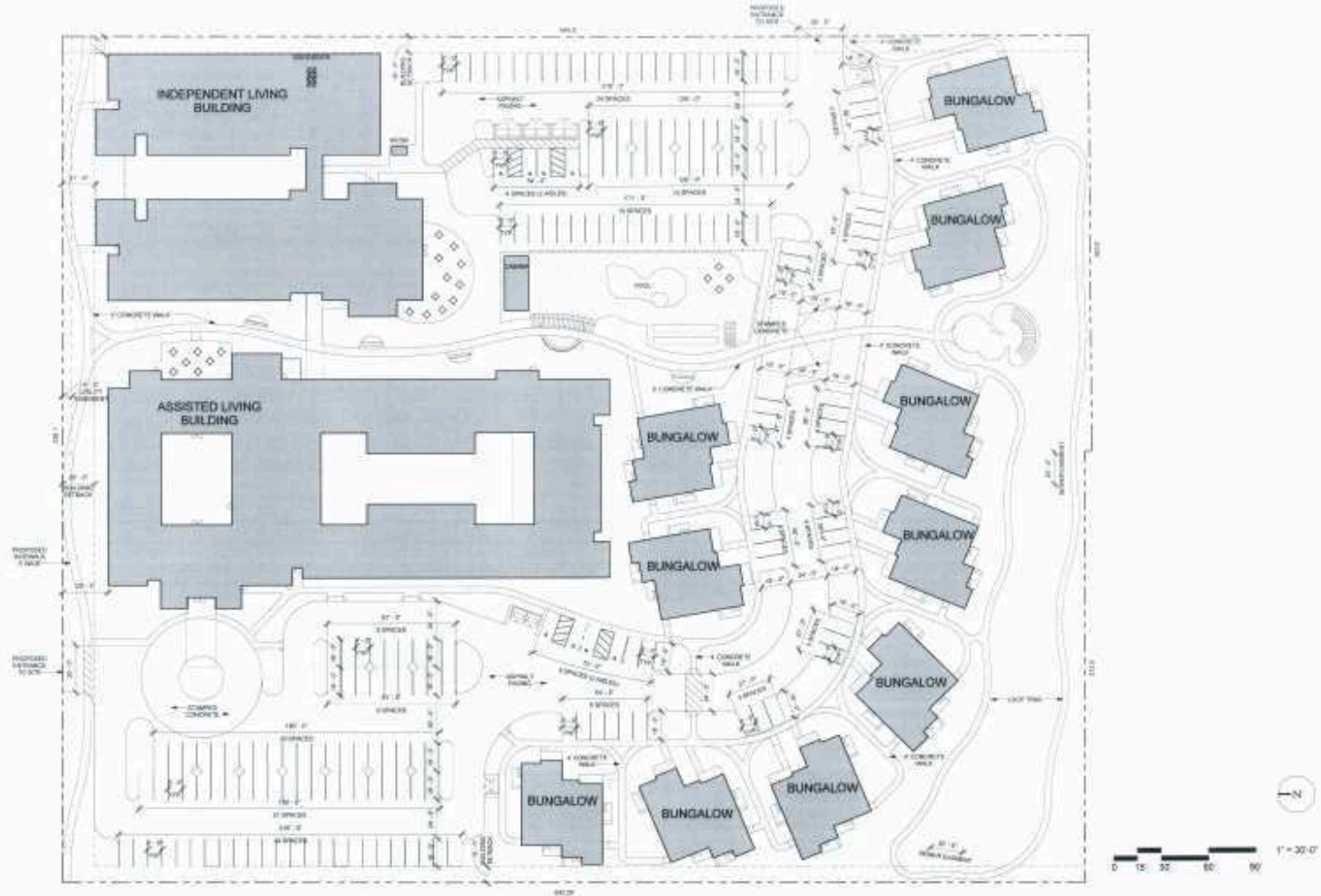
A-1

May 21, 2015
0007-D-R1.0**PROJECT**

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**EXHIBIT**

Virtual Project Design and Summary



Templeton Care Facility • Architectural Site Plan



A-2

PROJECT

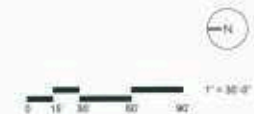
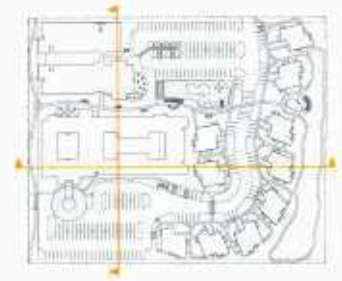
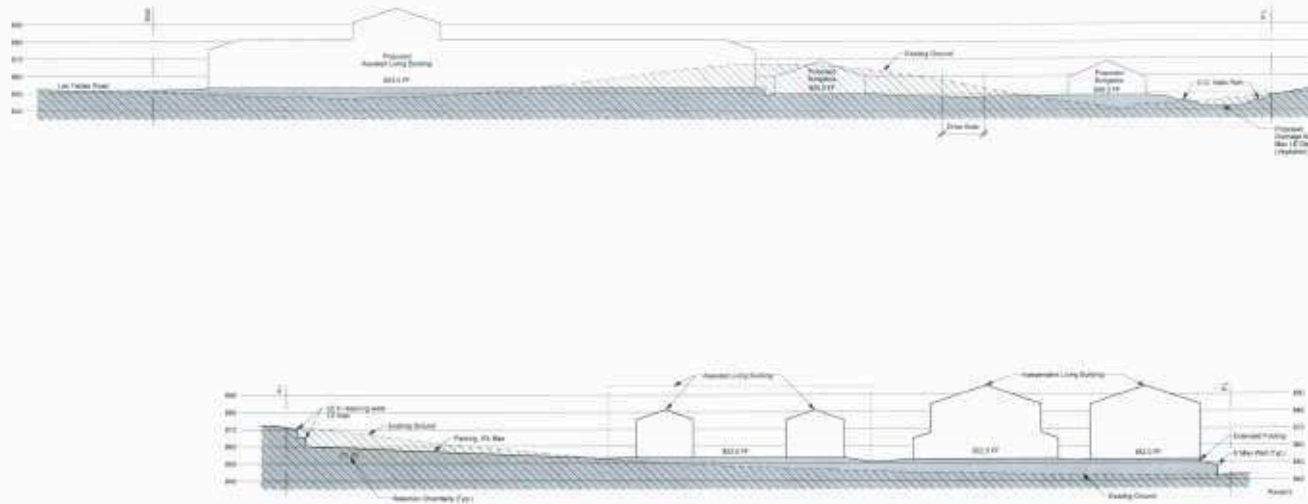
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EXHIBIT

Architectural Site Plan

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Nov 21, 2015
0007-01-4016

Templeton Care Facility • Architectural Site Sections



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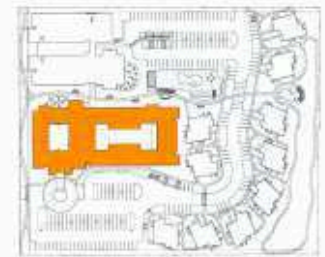


EXHIBIT

Architectural Site Sections



First Floor Plan



Templeton Care Facility • Assisted Living Building



May 21, 2019
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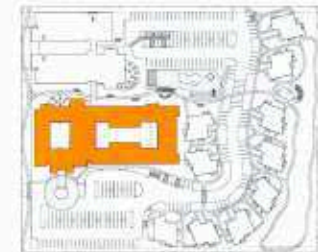
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**EXHIBIT**

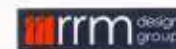
Assisted Living Building First Floor Plan



Second Floor Plan



Templeton Care Facility • Assisted Living Building



May 21, 2013
007-01-4513
A-5

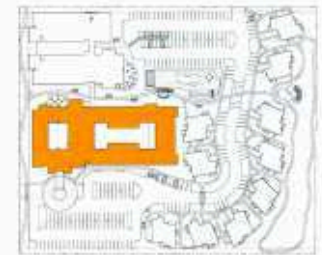
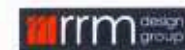
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Templeton Care Facility / DRC2014-00146



EXHIBIT

Assisted Living Building Second Floor Plan

**Templeton Care Facility • Assisted Living Building**

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Assisted Living Building Third Floor Plan

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First Floor Plan



Templeton Care Facility • Independent Living Building



Apr 21, 2014
0007-01-AS-15
A-7

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EXHIBIT

Independent Living Building First Floor Plan



Second Floor Plan



Templeton Care Facility • Independent Living Building



May 31, 2014
0007-01-R015
A-8

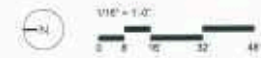
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Templeton Care Facility / DRC2014-00146



EXHIBIT

Independent Living Building Second Floor Plan



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Independent Living Building Third Floor Plan

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Floor Plan



Front Elevation



Side Elevation



Templeton Care Facility • Bungalow



May 21, 2015
0007.01 R515

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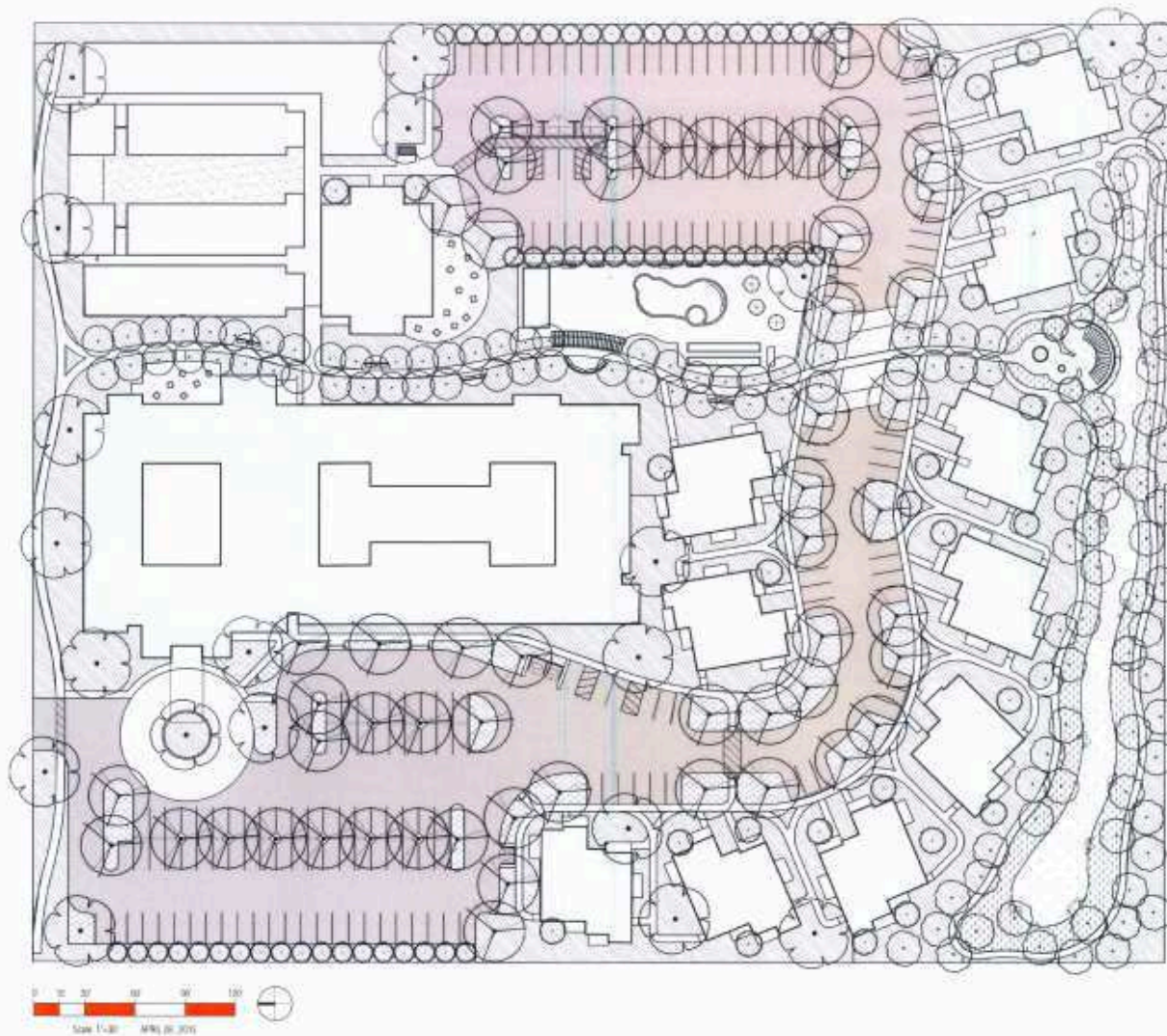
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EXHIBIT

Bungalow Floor Plan

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CONCEPT PLANT SCHEDULE

	SPECIEM TREES LAIUSPITARIA X TURKEGEE / TURKEGEE CRANE MYRTLE METASEDUA GYPTOSTROBILUS / GOLD RUSH / DAWN RETENED GIBBULUS KURFOLIA / COAST LIVE OAK MULTI-TURN
	SHADE TREES QUERTUS TRACANTHOS PERMIS / SHADMASTER TM / SHADMASTER LOCUST ILMUS PARVIFOLIA / SEMPERVIRENS / CHINESE EVERGREEN ELM
	ASCENT TREES GERCE CARACONGIS / FOREST PANEY TM / FOREST PANEY REBRUD MAGNOLIA X DOLLANDWIA / SPECIOSA / SPECIOSA SALICER MAGNOLIA
	WINDMILL TREES POPULUS TREMULOIDES / GUMMING ASPEN
	SCREENING TREES JUNIPERUS SCOPULARUM / BITCHITA BLUE / WITCHITA BLUE JUMPER TALIA OCCIDENTALIS / EMERALD / EMERALD ARBOREAL
	ALIVE TREES PRUNUS SCARLEATA / YONKAW / FLOWERING CHERRY STYRAX JAPONICA / JAPANESE SHOSBELL
	GENERAL SITE SHRUBS, GRASSES, AND GROUND COVERS ACACIA CORONATA / COHEN LIT / NINE WATTLE AEONUM X BLUMING BEAUTY / AEROLUM AGAVE X BLUE GLOW / BLUE GLOW AGAVE BERBERIS THUNBERGII / MICRONE / CHERRY ROSE JAPANESE BARBERRY CALANDRINA SPECIOSA / PINK CALANDRINA CARPENTERIA CALIFORNICA / BUSH ANEMONE CARYOPHYLLUS X CLANDONENSES / DARK KNIGHT / BLUE BAIT SHRUB CELANOTHUS GIBBULUS HORIZONTALIS / YAMBE POINT / CALIFORNIA LEAC COTYRUS GOSWORTHY / ANCOY / YAMBE TREE COTYRUS GOSWORTHY / ROYAL PURPLE / ROYAL PURPLE SMOKE TREE CORNUS CORNIFOLIA / ISLAND BUSH POPPY BOHEMIA X BLACK PRINCE / BLACK HEN AND CHICKS HEMEROCALLIS X STELLA DE ORO / STELLA DE ORO DAYLIT JUNIPERUS X PYZERMANA / ALBA IMPROVED / GOLD COAST JUN PER JANNULLA ANGUSTIFOLIA / HYCOTE / HYCOTE LAVENDER LUNDO MUSCAR / VAREGATA / VAREGATED LILY TURF MULLEBERGIA CAPILLARIS / PINK MULEY PHORMIUM TENAX / TRY TONER / DWARF FLAX PRUNUS MUGO PUMBLU / DWARF MUGO PINE RHAPHIOLEPS INDICA / BALLERINA / BALLERINA INDIAN HAWTHORN ROSA X FLOWER CARPET WHITE / ROSE SALVIA MICROPHYLLA / HEATHWINE TM / FLARE SAGE SPRACIA X BLUMALIX / GOLDMOUND / GOLD MOUND SPIDER ZALUSCHNERIA CALIFORNICA / CALIFORNIA PITCHSA
	PARKING SHRUBS AND GROUND COVERS AGAVE X BLUE FLAME / BLUE FLAME AGAVE ANACARDIUM X BUSH BABY / BUSH BABY KANGAROO PAW CELANOTHUS GIBBULUS HORIZONTALIS / YAMBE POINT / CALIFORNIA LEAC HEMEROCALLIS GIBBULUS SEMPERVIRENS / BLUE DATE / BLUE DATE GRASS PHORMIUM TENAX / TRY TONER / DWARF FLAX RHAPHIOLEPS INDICA / BALLERINA / BALLERINA INDIAN HAWTHORN ROSA X FLOWER CARPET CORAL / ROSE
	SPRINKLE SHRUBS AND GROUND COVERS AGALUM CALICATUM / BITCH COLUMBA WILD GINGER CORNUS STOLONIFERA / ARCTIC FIRE / ARCTIC FIRE DOWNWOOD RIS DOUGLASSIANA / PACIFIC COAST HYDRANGEA / PCH HRS LEYMUS COENDEBATUS / CANYON PRINCE / NATIVE BLUE RYE NARCISSEUS X KING ALFRED / KING ALFRED DARFOIL POLYTHICUM MUNTUM / WESTERN SWORD FERN RHODODENDRON OCCIDENTALE / WESTERN AZALEA
	PERMANENT GRASSES AGROSTIS OTTA UNIFERA / CREEPING BENT GRASS FESTUCA HUMIDA UNIFERA / CREEPING RED FESCUE
	VINES CAMPESTRIS RADICANS / TRUMPET CREEPER WISTERIA SINENSIS / COOK'S PURPLE / COOK'S PURPLE CHINESE WISTERIA

May 21, 2013
0007-01-REV15

Templeton Care Facility • Landscape Plan

Ashley Vance
ENGINEERING INC.mrm design
group

B COMPANIES

L-1

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EXHIBIT

Landscaping Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

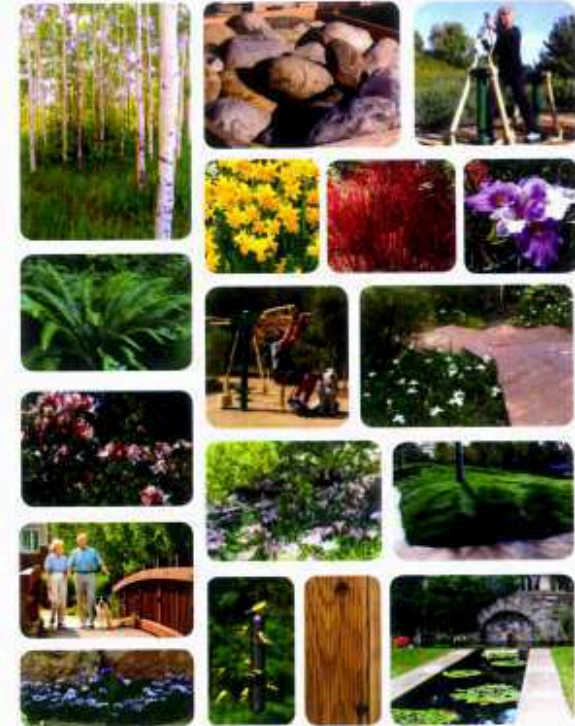
DECIDUOUS + EVERGREEN TREES WITH YEAR ROUND INTEREST



WATER WISE + COLD HARDY SHRUBS, PERENNIALS, GRASSES AND GROUND COVERS



EXPOSED STORMWATER DRAINAGE SYSTEM + OUTDOOR RECREATION



DESIGN CONSIDERATIONS:

OUTDOOR SPACES FOR ELDERLY POPULATIONS:

Diversity in Site Design & Feature Programming
 Sustainable Activity Design
 Elements of Place Making
 Accessibility, State of Use, and Safety
 Planting Materials
 Access, Path, and Circulation Features
 Seating and Shade
 Orientation
 Visual Barriers
 Diversity and Integration with Nature

METHOD OF IRRIGATION

The irrigation system will utilize the following methods:

- Drip and bubble irrigation will be used to evenly water (especially in the plant root zone) at a rate that is an attempt to improve irrigation efficiency.
- Use fertilizer bottles will be used where needed to apply water-soluble fertilizers.
- One-way and two-way valves will be installed and manual headwater connections will be used within each control valve and street.
- A weather-based, self-adjusting irrigation system with a rain shut-off device will be installed. The irrigation system will be controlled by a time clock with the ability to adjust watering by date, soil moisture, and ET (evapotranspiration).
- The watering schedule will be based upon soil type, water, and climate. Irrigation will be scheduled to avoid watering during rain and freeze events.
- Plants will be watered according to individual conditions and watering requirements.

DRAFT

Templeton Care Facility • Design Considerations and Materials



L-2

May 21, 2013
0007-G1-45-15

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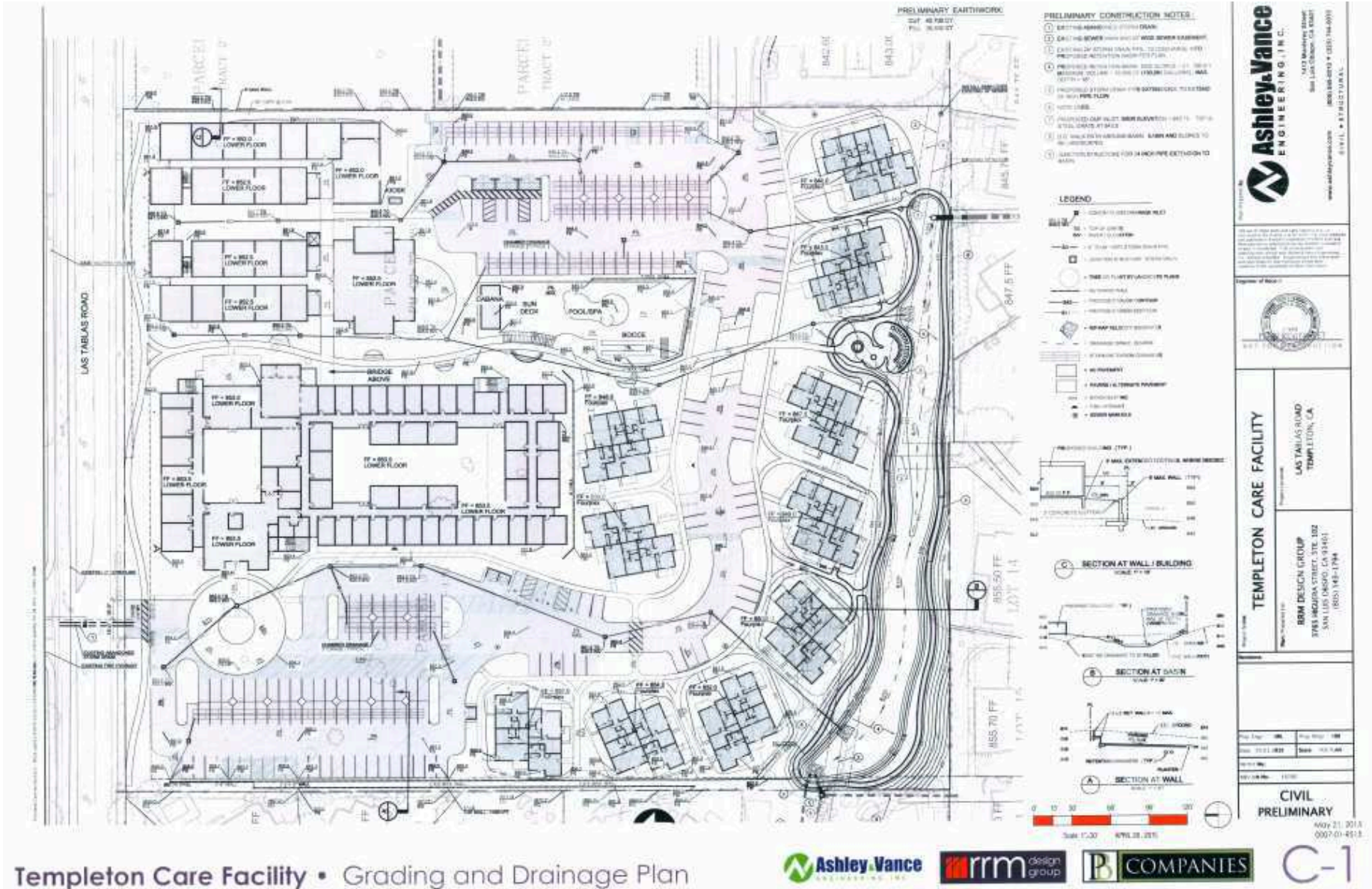
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EXHIBIT

Design Materials

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



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EXHIBIT

Grading and Drainage Plan

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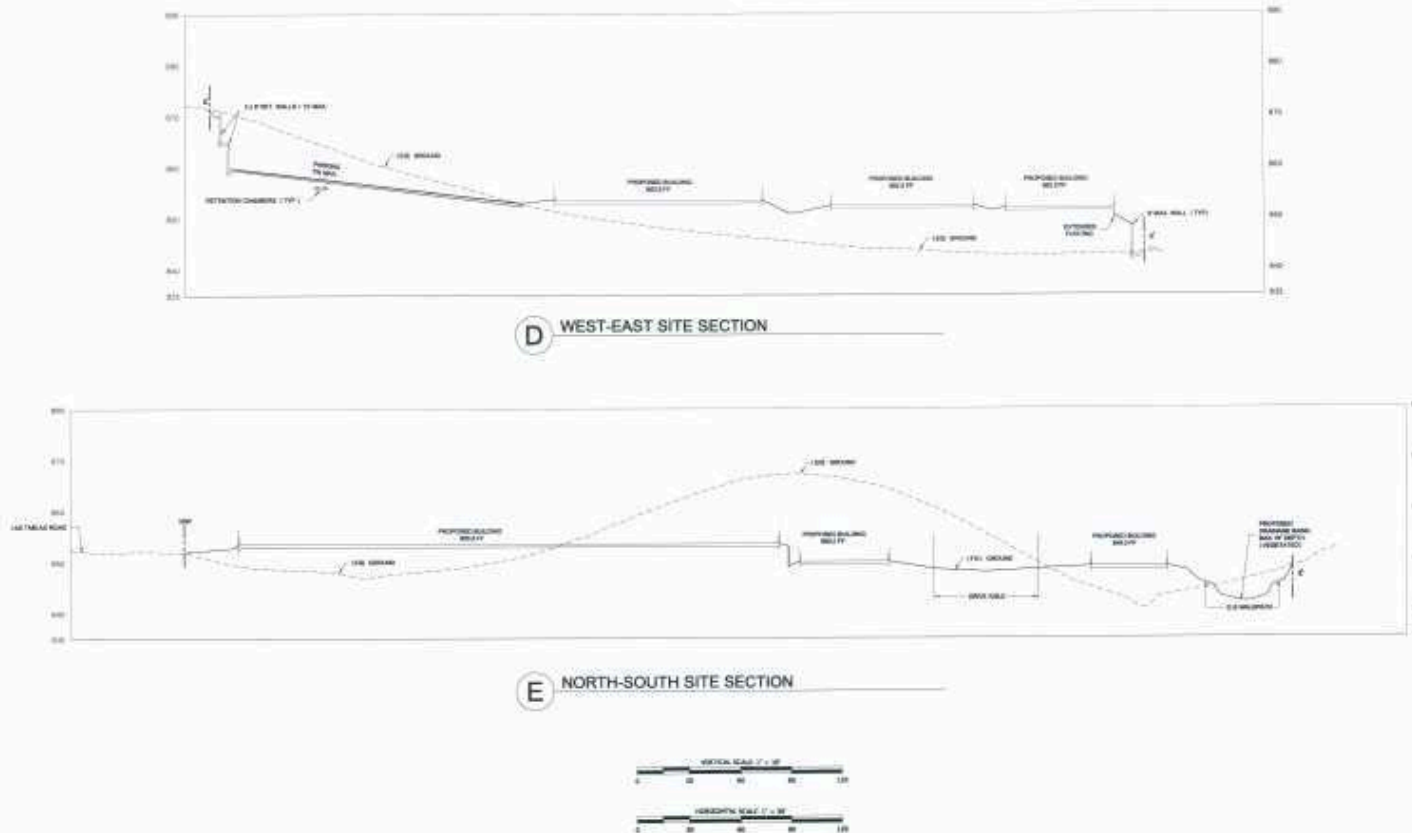
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EXHIBIT

Utility Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



Ashley Vance
ENGINEERING, INC.
1415 Monterey Street
San Luis Obispo, CA 93401
(805) 840-0019 • (805) 114-0010
www.ashleyvance.com
CIVIL - STRUCTURAL

Project Name: TEMPLETON CARE FACILITY
Project Location: LAS TABLAS ROAD, TEMPLETON, CA
Client: RDM DESIGN GROUP
3755 HIGGINS STREET, STE. 102
SAN LUIS OBISPO, CA 93401
(805) 543-1794

Project Name: TEMPLETON CARE FACILITY
Project Location: LAS TABLAS ROAD, TEMPLETON, CA
Client: RDM DESIGN GROUP
3755 HIGGINS STREET, STE. 102
SAN LUIS OBISPO, CA 93401
(805) 543-1794

CIVIL
SITE SECTION VIEW
NOV 21, 2014
0007-01-4515

Templeton Care Facility • Site Sections

Ashley Vance
ENGINEERING, INC.rmm design
group

P COMPANIES

C-3

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EXHIBIT

Elevations